



## Residential, 114 Wellesley Road, Great Yarmouth, Norfolk, NR30 2AR

Former B&B close to the beach! Spacious investment property in Great Yarmouth, Norfolk.

- Spacious property including basement, ground and first floor
- Potential for residential conversion to flats or large family home
- Currently registered as a hotel/B&B
- Fantastic commercial opportunity to refurbish and re-open as a business
- Circa 2500sq ft across 3 floors
- A stones through from Great Yarmouth beach
- Fantastic opportunity to renovate a property from scratch and put your own stamp on it
- Located in a popular tourist area, close to Regent Road high street and a range of other amenities
- Chain free and available immediately
- UPVC double glazed throughout

£180,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	